

# City of Santa Fe, New Mexico

# memo

**DATE:** January 27, 2026

**TO:** Historic Districts Review Board

**VIA:** Heather Lamboy, Planning & Land Use Department Director #LL  
Maggie Moore, Assistant Land Use Director *MM*  
Gary Moquino, Historic Preservation Division Manager GM

**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division PAD

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**2026-011790-HDRB. 212 & 212 A, E. Santa Fe Ave.** Don Gaspar Area Historic District. Contributing. Christopher & Lori Pearson Kramer, owners, requests status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave. and status downgrade for 212 A, E. Santa Fe Ave.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

**Other:** Previous Case Documents

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

**Other:**

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the primary residence be maintained as contributing and designate the north, east, and west facades as primary including all historic doors, windows, and other architectural elements such as brick coping, the casita be downgraded to non-contributing, and the front yard wall be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

**Sample motions:**

- a. Approve or deny Case #2026-011790 for status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave. and status downgrade for 212 A, E. Santa Fe Ave.

Should the Board deny the applicant’s request, the applicant shall return with an alternative proposal for review and approval.

**BACKGROUND & SUMMARY:**

The single-family primary residence and casita at 212 and 212 A, E. Santa Fe Ave are listed as contributing to the Don Gaspar Area Historic District. The residence and casita were constructed on a 0.16-acre lot comprising of 1,557 sq. ft and 361 sq. ft. of roofed area respectively as recorded in the New Mexico Santa Fe County Tax Parcel map in 2026. John Murphey’s 2025 Historic Cultural Property Inventory (HCPI) survey form records the primary residence as a structure that reflects a transitional time between the Old and New Santa Fe Pueblo Revival architectural design styles as observed by the flat facades and rectangular openings (2025:15). As for the yard wall, Mr. Murphey identifies the yard wall was constructed prior to 1958 and possesses a character-defining visually aesthetic both to the property and the streetscape (2025:15).

Mr. Murphey describes the casita as once being a one-car garage which underwent significant renovations by 2007 and no longer represents its original character-defining elements (2025-15). At a recent site visit with the property owner, staff observed the casita structure has been completely renovated from its original conception of a one-car garage. The structure in its current form no longer speaks to its original conception and the historic integrity of the structure is no longer visible. Given the exterior alterations staff recommends a downgrade from contributing to non-contributing status is warranted.

The only previous case for 212 & 212 A, E. Santa Fe Ave is:

On June 16, 2025, in Case No. 2025-010667-ADMIN, staff approved the replacement of 220-sq. ft. of concrete sidewalk with a rose tone color.



Figure 1: Proposed Façade Diagram for 212 & 212 A, E. Santa Fe Ave.

Primary Façade: —

Non-primary Façade: —

**APPLICANT'S REQUEST:**

The applicant requests status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave., the yard wall, and status downgrade for 212 A, E. Santa Fe Ave.

**RELEVANT CODE CITATIONS:**

## 14-5.2 HISTORIC DISTRICTS

### (A) General Provisions

#### (1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

### (C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

#### (1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

#### (2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

##### (a) Status Designation

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

##### (b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

#### (H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:
  - (i) raising the parapet;
  - (ii) setting back from the edge of the roof;
  - (iii) framing the collector with wood;
  - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  - (v) in case of ground solar collectors by a *wall* or vegetation;
  - (vi) in the case of *wall* collectors by enclosing by end or other *walls*;
  - (vii) other means that screen the collector or integrate it into the overall *structure*.  
Non-glare materials shall be used in solar collectors.

- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
  - (e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.
  - (f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.
  - (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.
  - (h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
  - (i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.
- (2) Walls; Fences; Solar Collectors; Administration

*Applications* for erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

## **DEFINITIONS:**

### 14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

### 14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.